131.0	0002	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	852,900	/	852,900
USE VALUE:	852,900	/	852,900
ASSESSED:	852,900	/	852,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUTZ JOHN K
Owner 2:	STEWART ZOE
Owner 3:	
Street 1:	16 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STUTZ JOHN K -
Owner 2:	STEWART ZOE -
Street 1:	16 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6406

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8263.000	281,900		571,000	852,900
Total Card	0.190	281,900		571,000	852,900
Total Parcel	0.190	281,900		571,000	852,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.09 | /Parcel: 564.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84358
GIS Ref	
GIS Ref	
Insp Date	04/23/18

!10244!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,900	0	8,263.	571,000	852,900		Year end	12/23/2021
2021	101	FV	272,200	0	8,263.	571,000	843,200		Year End Roll	12/10/2020
2020	101	FV	272,200	0	8,263.	571,000	843,200	843,200	Year End Roll	12/18/2019
2019	101	FV	217,700	0	8,263.	602,800	820,500	820,500	Year End Roll	1/3/2019
2018	101	FV	217,700	0	8,263.	444,100	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	217,700	0	8,263.	425,100	642,800	642,800	Year End Roll	1/3/2017
2016	101	FV	217,700	0	8,263.	393,400	611,100	611,100	Year End	1/4/2016
2015	101	FV	204,200	0	8,263.	329,900	534,100	534,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:21:54

LAST REV

Date	Time
05/14/18	09:02:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAGNON GERARD	29617-530		10/4/1999	Estate/Div	230,000	No	No		
GAGNON GERARD/E	27099-306		1/4/1998		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	84358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/1999	45	Dormers	10,000					FINISH DORMER AREA
1/6/1999	15	Add Bath	15,000					DORMER WITH BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
2/11/2009	Meas/Inspect	372	PATRIOT
11/8/1999	Meas/Inspect	243	PATRIOT
3/24/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8263		Sq. Ft.	Site		0	90.	0.77	10			Topo	-5					571,046						571,000	

Total AC/HA:	0.18969	Total SF/SM:	8263	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	571,046	Spl Credit		Total:	571,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346310
Depreciation:	64414
Depreciated Total:	281896

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

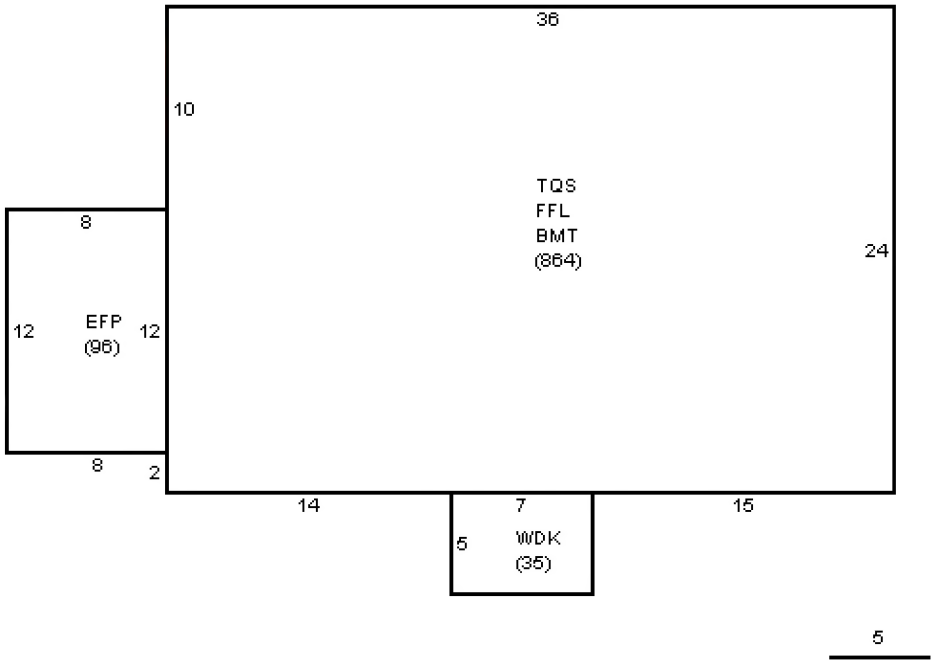
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	112.45
Final Total:	281900	Val/Su SzAd	186.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.360	38,329
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
EFP	Enclos Porch	96	55.580	5,336
WDK	Deck	35	16.000	560

Net Sketched Area:	2,507			Total:	267,810
Size Ad	1512	Gross Area	2723	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	